121.0	0004	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,132,200 / 1,132,200
					USE VALUE:	1,132,200 / 1,132,200
					ASSESSED:	1,132,200 / 1,132,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		WELLINGTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COOPER CHRISTOPHER --ETAL	
Owner 2:	COHEN BETH F	
Owner 3:		
Street 1:	15 WELLINGTON ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,200 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1890, having primarily Wood Shingle Exterior and 2473 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7200.000	555,600	4,200	572,400	1,132,200
Total Card	0.165	555,600	4,200	572,400	1,132,200
Total Parcel	0.165	555,600	4,200	572,400	1,132,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 457.79 | /Parcel: 457.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	78221
GIS Ref	
GIS Ref	
Insp Date	07/10/18

!9383!

PREVIOUS ASSESSMENT

Parcel ID: 121.0-0004-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	555,600	4200	7,200.	572,400	1,132,200	1,132,200	Year End Roll	12/18/2019
2019	101	FV	408,300	4200	7,200.	604,200	1,016,700	1,016,700	Year End Roll	1/3/2019
2018	101	FV	350,100	4200	7,200.	445,200	799,500	799,500	Year End Roll	12/20/2017
2017	101	FV	350,100	4200	7,200.	426,100	780,400	780,400	Year End Roll	1/3/2017
2016	101	FV	350,100	4200	7,200.	394,300	748,600	748,600	Year End	1/4/2016
2015	101	FV	281,500	4200	7,200.	330,700	616,400	616,400	Year End Roll	12/11/2014
2014	101	FV	281,500	4200	7,200.	323,100	608,800	608,800	Year End Roll	12/16/2013
2013	101	FV	281,500	4200	7,200.	307,800	593,500	593,500		12/13/2012

PRINT

Date	Time
12/10/20	23:52:08

LAST REV

Date	Time
07/25/18	15:01:12
apro	
9383	

USER DEFINED

Prior Id # 1:	78221
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	18787-496		12/1/1987		250,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/16/2017	557	Inter Fi	137,815	O				
12/22/2014	1730	Redo Bat	54,650					Renovate 3rd floor
7/10/2013	1045	Re-Roof	18,665	C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/10/2018	Measured	DGM	D Mann
7/10/2018	Permit Visit	DGM	D Mann
7/10/2018	Left Notice	DGM	D Mann
6/16/2015	Meas/Inspect	PC	PHIL C
5/1/2014	External Ins	PC	PHIL C
1/8/2014	Info Fm Prmt	EMK	Ellen K
2/26/2009	Measured	372	PATRIOT
2/18/2008	Meas/Inspect	163	PATRIOT
1/8/2000	Inspected	197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7200		Sq. Ft.	Site		0	90.	0.88	10									572,398						572,400	

Total AC/HA: 0.16529 | Total SF/SM: 7200 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 572,398 | Spl Credit | Total: 572,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	2 - Clapboard	50	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLW/RED		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1890	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.02076268
Const Adj.:	0.99989998
Adj $ / SQ:	132.686
Other Features:	105000
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	622855
Depreciation:	67268
Depreciated Total:	555587

COMMENTS

VERY AVG INTER.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	5	Baths:	2	HB					

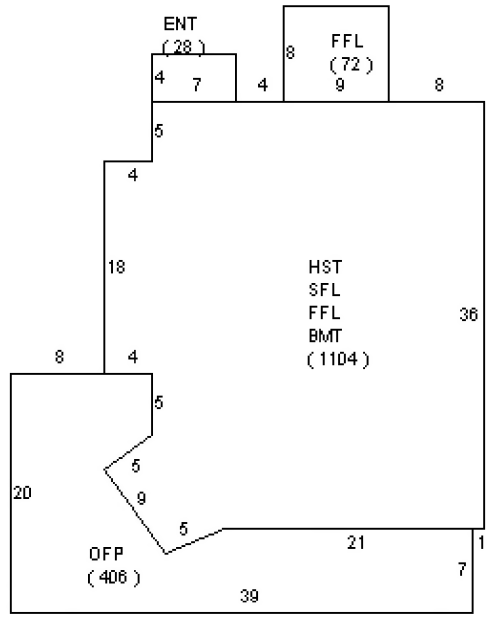
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	5	
Totals			
1	8	5	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	160.55
Special Features:	0	Val/Su Net:	127.14
Final Total:	555600	Val/Su SzAd	196.19

SUB AREA

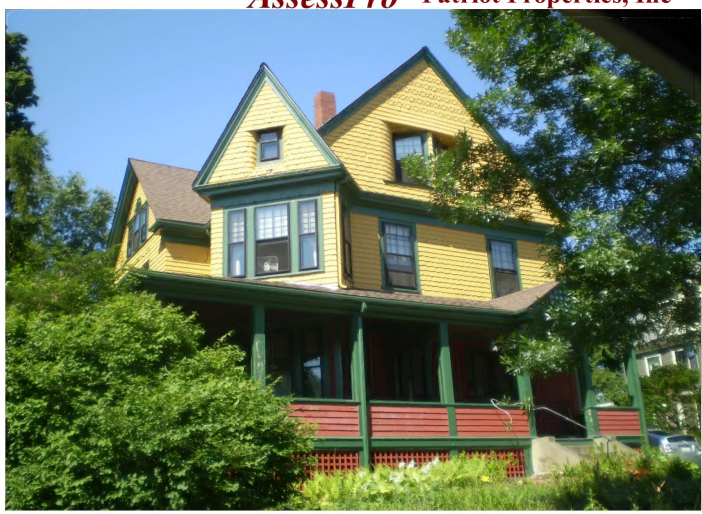
Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,176	132.690	156,039
BMT	Basement	1,104	39.810	43,946
SFL	Second Floor	1,104	132.690	146,485
HST	Half Story	552	98.190	54,200
OFP	Open Porch	406	20.560	8,348
ENT	ENTRY	28	26.400	739
	Net Sketched Area:	4,370	Total:	409,757
Size Ad	2832	Gross Are	4922	FinArea 2473

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
HST	100	UNF	65		

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 121.0-0004-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X15	A	AV	1930	23.33	T	40	101			4,200			4,200

More:	N	Total Yard Items:	4,200	Total Special Featues:		Total:	4,200